

UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: MARTHA LUISA ALMANZA	:	Case No.	5-21-bk-01362
Debtor	:	Chapter:	7
MARTHA LUISA ALMANZA	:		
Movant	:		
	:		
v.	:		
	:		
AMOS FINANCIAL, LLC and	:		
JOHN J. MARTIN, TRUSTEE	:		
Respondents	:		

**CERTIFICATION IN OPPOSITION TO THE MOVANT'S MOTION TO AVOID JUDGMENT LIEN**

I, KARL MEYER, having been first sworn according to law deposes and states the following:

1. I am an adult individual over the age of 18. I am Associate in-house counsel for the Respondent Amos Financial, LLC, (hereinafter referred to as "Amos"), and am authorized to make this Certification on its behalf.
2. The Debtor, Martha Luisa Almanza, (hereinafter referred to as the "Debtor"), filed for relief pursuant to Chapter 7 of the United States Bankruptcy Code by filing a Voluntary Petition on or about June 17, 2021.
3. The Debtor is the owner of a piece and parcel of real estate commonly known as 205 Spicebush Drive, East Stroudsburg, Monroe County, Pennsylvania, (hereinafter referred to as the "Premises").
4. Prior to the commencement of the above-captioned bankruptcy proceeding, Amos obtained a judgment against the Debtor in the amount of \$128,924.70, (hereinafter referred to as the "Judgment").
5. The Judgment acts as a judgment lien against the Premises.

6. The Debtor avers the existence of a first mortgage against the Premises with a date of filing balance of \$154,882.68.

7. The Debtor avers that the Premises has a fair market value of \$205,000.00.

8. Based upon the foregoing averments the Debtor has claimed an exemption of \$25,058.66 in the Premises pursuant to 11 U.S.C. s. 522(d)(1).

9. Based upon the foregoing averments the Debtor avers that she has no equity in the Premises in excess of the value exempted pursuant to 11 U.S.C. s. 522(d)(1) (*i.e.* \$205,000.00 - \$154,882.68 = \$50,117.32 in equity)/2 (co-owned with estranged husband) = \$25,058.66 (claimed exemption).

10. The undersigned obtained a Comparative Market Analysis from a licensed Real Estate Agent showing that the value of the Premises is \$240,000.00. A true and correct copy of this Comparative Market Analysis is attached hereto as Exhibit "A" and is incorporated herein by reference.

11. To the extent the fair market value of the Premises exceeds \$205,000.00 the Judgment does not impair an exemption.

12. As such, to the extent the fair market value of the Premises exceeds \$205,000.00 the Debtor's Motion to Avoid Judgment Lien should be denied.

13. Simultaneously with the filing of this Opposition, Amos is serving a Notice pursuant to Federal Rule of Civil Procedure 26(b) and Federal Rule of Bankruptcy Procedure 7026 of its inspect the Premises and the dwelling erected thereon for the purpose of conducting a formal appraisal to determine the fair market value thereof.

14. I realize that if any information contained herein is intentionally false I am subject to punishment.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Karl Myer', written over a horizontal line.

Karl Myer

# Comparable Market Analysis

205 SPICEBUSH DR, EAST STROUDSBURG , PA, 18301

Prepared for 205 SPICEBUSH DR EAST STROUDSBURG PA 18301—Tuesday, August 10, 2021



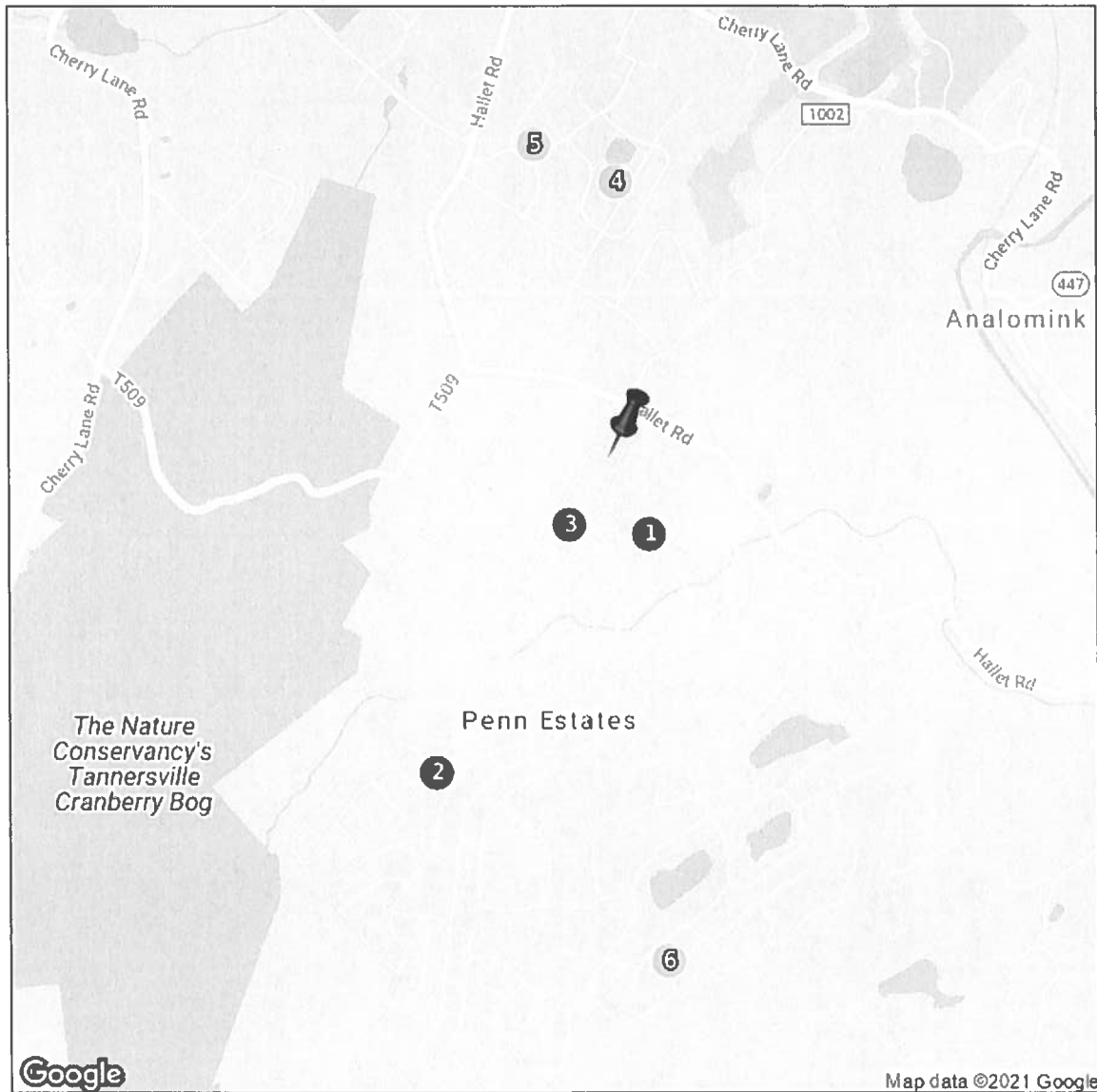
Colleen A Weissman, CRS, CNE  
Berkshire Hathaway Home Services Preferred Properties  
721 S State St  
Clarks Summit, PA 18411  
570-604-2335  
[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514

## COMMENTS

PLEASE SEE ESTIMATED VALUE BASED ON CONDITION

*THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRES VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE.*

**Map of Subject And Comparable Properties**

● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	205 SPICEBUSH DR , EAST STROUDSBURG PA 18301			
1	300 Spicebush Dr , East Stroudsburg PA 18301	PM-79140	Closed	0.22m
2	214 Leland Terrace , East Stroudsburg PA 18301	PM-78946	Closed	0.89m
3	258 Spicebush Dr , East Stroudsburg PA 18301	PM-86084	Closed	0.19m
4	207 Park Ln , East Stroudsburg PA 18301	PM-89519	Pending	0.68m
5	228 Glenoak Dr , East Stroudsburg PA 18301	PM-88084	Pending	0.80m
6	133 Summerton Cir , East Stroudsburg PA 18301	PM-89472	Pending	1.26m

**Subject**

Address	205 SPICEBUSH DR , EAST STROUDSBURG , PA 18301
Bedrooms Total	4
Bathrooms Total	2.5
Tot SF Fin +/-	1944
Lot/Land Dimensions	
Lot Size Acres	.50
Year Built	2000
Auction	

**Comparable Properties****Subject****PM-79140****PM-78946****PM-86084****205 SPICEBUSH DR  
EAST STROUDSBURG PA  
18301****300 Spicebush Dr  
East Stroudsburg PA****214 Leland Terrace  
East Stroudsburg PA****258 Spicebush Dr  
East Stroudsburg PA**

Distance From Subject		0.22	0.89	0.19
List Price		\$183,500	\$189,000	\$229,500
Original List Price		\$183,500	\$189,000	\$229,500
Sold Price		\$185,000	\$196,000	\$240,000
Status		Closed	Closed	Closed
Status Date		08/30/2020	10/23/2020	05/28/2021
Agent Days on Market		7	7	16
Cumulative Days on Market		7	7	16
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Bedrooms Total	4	3	3	4
Bathrooms Total	2.5	2	2	3
Tot SF Fin +/-	1,944	1,984	1,875	1,963
Lot/Land Dimensions				
Lot Size Acres	0.5	0.35	0.57	0.35
Year Built	2000	2001	2001	1999
Auction				
<b>Adjusted Price</b>	<b>\$240000</b>	<b>\$185,000</b>	<b>\$196,000</b>	<b>\$240,000</b>

Subject

PM-89519

PM-88084

PM-89472



**205 SPICEBUSH DR  
EAST STROUDSBURG PA  
18301**

**207 Park Ln  
East Stroudsburg PA**

**228 Glenoak Dr  
East Stroudsburg PA**

**133 Summerton Cir  
East Stroudsburg PA**

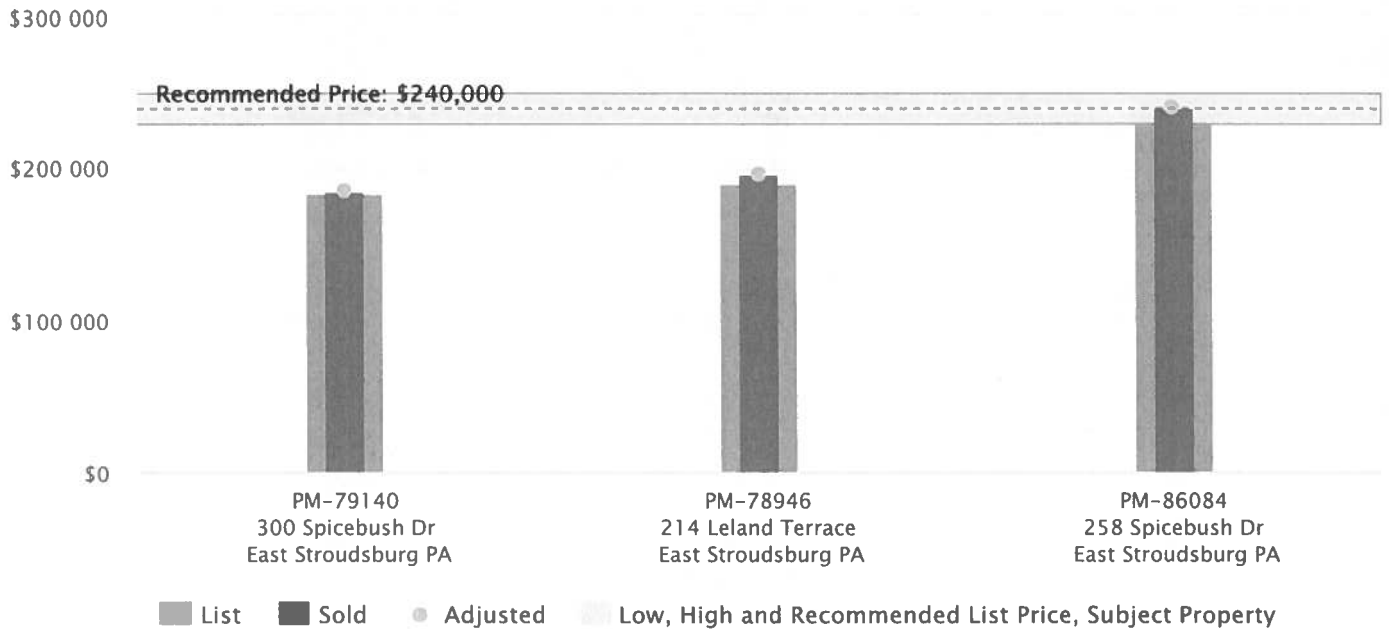
Distance From Subject		0.68	0.80	1.26
List Price		\$275,000	\$299,900	\$225,000
Original List Price		\$275,000	\$349,000	\$225,000
Sold Price				
Status		Pending	Pending	Pending
Status Date		07/20/2021	07/20/2021	07/13/2021
Agent Days on Market		6	49	5
Cumulative Days on Market		6	49	5
<b>Adjustment</b>			+/-	+/-
Bedrooms Total	4	3	4	3
Bathrooms Total	2.5	3	3	3
Tot SF Fin +/-	1,944	1,920	1,948	1,987
Lot/Land Dimensions				
Lot Size Acres	0.5	1.03	1.04	0.57
Year Built	2000	1994	2001	1999
Auction				
<b>Adjusted Price</b>	<b>\$240000</b>	<b>\$275,000</b>	<b>\$299,900</b>	<b>\$225,000</b>



# Price Analysis

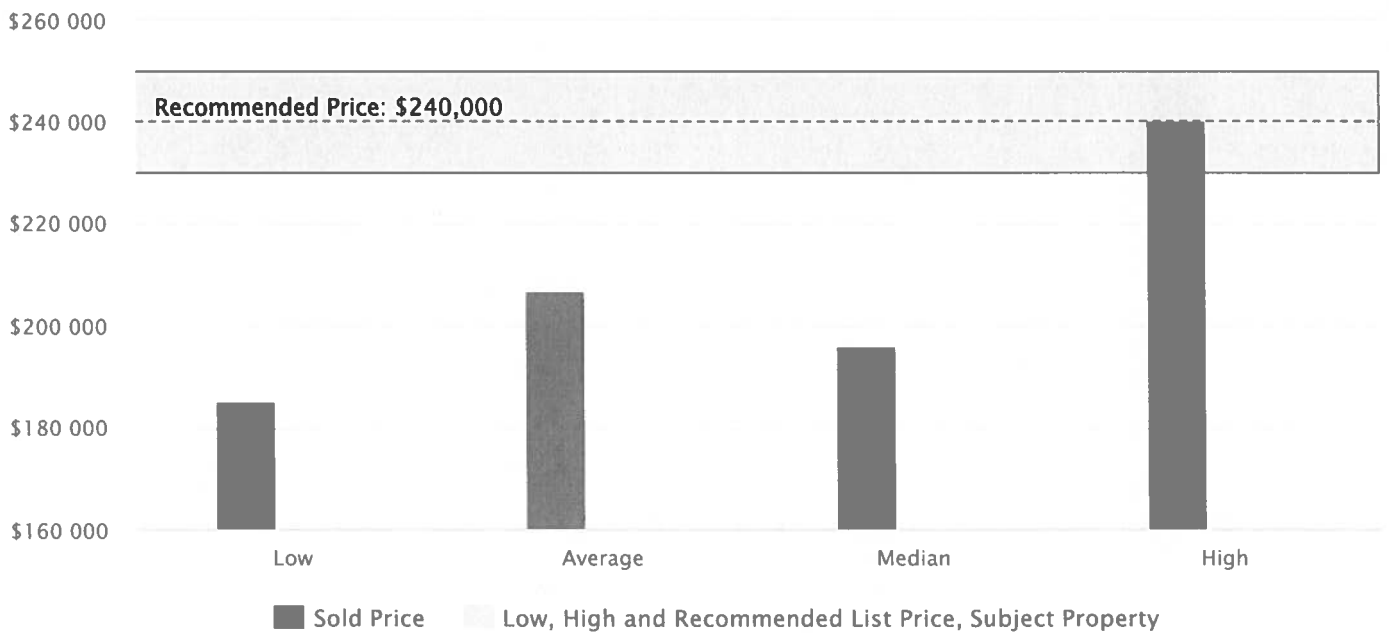
## List, Sold and Adjusted Prices

Closed Listings



## Low, Average, Median, and High Sold Prices

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
PM-79140	300 Spicebush Dr, East Stroudsburg PA	\$183,500	7	7	08/24/2020	\$185,000	-	\$185,000
PM-78946	214 Leland Terrace, East Stroudsburg PA	\$189,000	7	7	10/22/2020	\$196,000	-	\$196,000
PM-86084	258 Spicebush Dr, East Stroudsburg PA	\$229,500	16	16	05/28/2021	\$240,000	-	\$240,000

## Summary of Pending Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	List Price	Total Adjustments	Adjusted Price
PM-89519	207 Park Ln, East Stroudsburg PA	\$275,000	6	6	\$275,000	-	\$275,000
PM-88084	228 Glenoak Dr, East Stroudsburg PA	\$349,000	49	49	\$299,900	-	\$299,900
PM-89472	133 Summerton Cir, East Stroudsburg PA	\$225,000	5	5	\$225,000	-	\$225,000

## Low, Average, Median, and High Comparisons

	Closed	Pending	Overall
Low	\$185,000	\$225,000	\$185,000
Average	\$207,000	\$266,633	\$236,817
Median	\$196,000	\$275,000	\$232,500
High	\$240,000	\$299,900	\$299,900

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Tot SF Fin +/-	Avg. List \$/Tot SF Fin +/-	Avg. Sold \$/Tot SF Fin +/-	Avg. ADOM	Avg. CDOM
Closed	3	602,000	200,667	621,000	207,000	1.03	1,941	103.40	106.68	10	10
Pending	3	799,900	266,633	0	0	0.00	1,952	136.81	0.00	20	20
Overall	6	1,401,900	233,650	621,000	207,000	1.03	1,946	120.10	106.68	15	15

### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

**Specified listings from the following search:** Property type Residential; Inside 1.00 mi. radius search from 215 Spicebush Dr, East Stroudsburg, PA 18301, USA; Inside 2.00 mi. radius search from 215 Spicebush Dr, East Stroudsburg, PA 18301, USA; Status of 'Active', 'Pending'; SqFt Above Grade Fin between 1700 and 2200; Under Contract Date between '08/10/2020' and '08/10/2031'.

## Listing Price Recommendation

Low	\$230,000
High	\$250,000
Recommended	\$240,000



Provided as a courtesy of

**Colleen A Weissman, CRS, CNE**

**Berkshire Hathaway Home Services Preferred Properties**

721 S State St

Clarks Summit, PA 18411

Office - (570) 604-2335

Mobile - (570) 604-2335

[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514



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#### Address Information

<b>Short Address</b>	300 Spicebush Dr	<b>Street Number</b>	300
<b>Street Name</b>	Spicebush	<b>Street Suffix</b>	Dr
<b>City (Post Office)</b>	East Stroudsburg	<b>State/Province</b>	PA
<b>Zip Code</b>	18301	<b>Geo Lat</b>	41.043372
<b>Geo Lon</b>	-75.237857		

#### Listing & Location Information

<b>County</b>	Monroe	<b>Municipality/ Twnshp</b>	Stroud Township
<b>Listing Office Code</b>	KLRW	<b>Original List Price</b>	183,500.00
<b>List Price</b>	183,500.00	<b>Will Lease</b>	No
<b>Location/ Developmnt</b>	Penn Estates	<b>Tax ID Number</b>	17639201297471
<b>Deed Book/Page</b>	2464/6312	<b>General Zoning</b>	Resi
<b>School District</b>	Stroudsburg Area		

#### Property Information

<b>Property Type</b>	Residential	<b>Type of Ownership</b>	Fee Simple w/HOA
<b>Book Section</b>	Residential	<b>Realtor.com Type</b>	Residential - Single Family
<b>Year Built</b>	2001	<b>Year Built Qualifier</b>	Actual
<b>SqFt Above Grade Fin</b>	1,984.00	<b>SqFt Below Grade Fin</b>	0.00
<b>SqFt Below Grade Unf</b>	0.00	<b>SqFt Above Grade Unf</b>	0.00
<b>Total SqFt Finished</b>	1,984.00	<b>Total SqFt.</b>	1,984.00
<b>Total Bed Rms</b>	3.00	<b>Total Full Baths</b>	1.00
<b>Total Half Baths</b>	1.00	<b>Total All Baths</b>	2.00
<b>Stories</b>	2.00	<b>Total Rms</b>	6.00
<b>Bsmf</b>	N	<b>Frpl</b>	Y
<b>Fam Rm</b>	N	<b>Gar</b>	Y
<b>Gar #Cars</b>	2.00	<b>Total Acres</b>	0.35

#### Directions & Remarks

<b>Fore</b>	N	<b>Directions</b>	From Hallet Rd entrance of Penn Estates, take Penn Estates Drive to first R on Greenbriar, R on Pasquin, R on Spicebush. House on R.
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#### Public Remarks

Beautiful 2-story home w/lots of quality upgrades throughout incl. some hardwood floors, fireplace w/marble surround, 6 panel doors & more. Gorgeous kitchen w/granite tops & stainless steel appliances. The living room is large enough to create 2 'areas' depending on your needs, or have one giant great room. The master bedroom has a walk-in closet & a dressing room or office to WFH away from the rest of the house. Lots of entertaining space out back with a deck & patio. Storage shed and paved driveway too, and just enough yard. Located close to the main entrance of Penn Estates, an amenity community w/pools, game room, fitness center, lakes, tennis courts, and more. Excellent location for getting everywhere & easy commute to I80/611/33. Act fast this market is moving quickly!!

#### Private Remarks

MULTIPLE OFFERS-HIGHEST & BEST DUE FRIDAY 7/17 AT MIDNIGHT. SELLER REQUIRES FLEXIBILITY OF CLOSING AND/OR POSSESSION BECAUSE THEY NEED TO FIND A HOUSE TO BUY. Appointment only - please follow showing instructions posted in documents. Seller must find a home to buy so flexible closing is appreciated. All deposits in the form of cashier's check.

#### Financial Information

<b>County Assessment</b>	142,980.00	<b>Cnty&amp;Muni Taxes</b>	854.49
<b>School Taxes</b>	3,654.57	<b>Total Taxes</b>	4,509.06

#### Office Information

<b>Statistical DOM</b>	7	<b>List Number</b>	PM-79140
<b>Agent Days On Market</b>	7	<b>Cumulative DOM</b>	7
<b>Listing Member</b>	Lisa M. Sanderson <b>Lisa's Mobile:</b> (570) 350-9905 <b>Direct:</b> poconolisa@gmail.com <b>Lisa's Mobile:</b> (570) 350-9905 – License #: RM424705	<b>Listing Office</b>	Keller Williams Real Estate - Stroudsburg <b>Office:</b> (570) 421-2890 <b>Fax:</b> (570) 421-3496 <b>Office Address:</b> 404 Park Avenue, Stroudsburg, PA 18360 USA – License #: RB067009
<b>Selling Member</b>	Amy D Bellis <b>Office:</b> (484) 232-1822 <b>Cell:</b> (973) 945-3652 <b>Office E-Mail:</b> dacerbellis@gmail.com -- License #: RS328336	<b>Selling Office</b>	Preferred Choice Realtors, LLC <b>Office:</b> (484) 232-1822 <b>Office Address:</b> 4001 Freemansburg Ave, Easton, PA 18045 <b>Office E-Mail:</b> avalon376@msn.com – License #: RB068981
<b>Listing Date</b>	07/13/2020	<b>Actual Closed Date</b>	08/24/2020
<b>Under Contract Date</b>	07/20/2020	<b>Contract Close Date</b>	09/30/2020
<b>Status</b>	Closed	<b>Status Change Date</b>	08/30/2020
<b>Sold Price</b>	185,000.00	<b>Short Sale Status</b>	Not Applicable
<b>Listing Type</b>	Exclusive Right To Sell	<b>MLS Service</b>	Full
<b>SA Comm</b>	0.00	<b>SA Comm Type</b>	%
<b>BA Comm</b>	3.00	<b>BA Comm Type</b>	%
<b>TA Comm</b>	2.00	<b>TA Comm Type</b>	%
<b>Com Pd Sellers Asst</b>	Y	<b>Selling Bonus</b>	N
<b>Owner</b>	Broderick L Walker & Danielle		

<b>Details</b>		<b>Rooms/Units</b>	<b>Dimensions</b>	<b>Level</b>	<b>Remarks</b>
<b>Lot</b>	Other - See Remarks	Living Room	14.00 x 23.00	First	
<b>Description:</b>		Dining Room	11.00 x 10.00	First	
<b>Outside</b>	Deck; Patio; Utility Shed	Kitchen	21.00 x 10.00	First	
<b>Features:</b>		Primary Bedroom	13.50 x 17.50	Second	
<b>Road:</b>	Paved; Private	Bedroom 2	13.50 x 10.50	Second	
<b>Parking:</b>	Attached; Paved Driveway	Bedroom 3	12.00 x 13.50	Second	
<b>Exterior:</b>	Vinyl Siding	Bonus Room	12.00 x 14.00	Second	Office or Dressing Room
<b>Inside</b>	Fireplace; Laundry 1st Level; Walk in Closet				
<b>Features:</b>					
<b>Roof:</b>	Fiberglass				
<b>Insulation:</b>	Unknown				
<b>Foundation</b>	Slab				
<b>Type:</b>					
<b>Floors:</b>	Hardwood; Tile; Wall to wall Carpet; Laminate				
<b>Fireplace</b>	Living Room; Tile Faced				
<b>Desc.:</b>					
<b>Eating Area:</b>	Eat-in Kitchen; Formal Dining Room				
<b>Baths:</b>	1 Bath Lev 2; 1 Lav Lev 1				
<b>Water:</b>	Comm Central				
<b>Heating:</b>	Electric; Heat Pump				
<b>HW Hot Water:</b>	Electric				
<b>Cooling:</b>	Central AC; Electric; Heat Pump				
<b>Waste:</b>	Comm Central				
<b>Financing:</b>	Cash; Conventional; USDA; Federal Housing; Veterans				
<b>Possession:</b>	See Remarks				
<b>Showings:</b>	Appointment Only; ShowingTime				
<b>Appliances:</b>	Clothes Washer; Dishwasher; Dryer; Elec Oven/Range; Garage Door Open; Microwave; Refrigerator; Stainless Steel				
<b>Miscellaneous:</b>	Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 1,340; HOA Transfer Fee: Y; HOA Transfer Fee Amt: 1290; 1st Right of Refusal: Y; Zoning Code: res				
<b>Type:</b>	Detached				
<b>Style:</b>	Colonial				
<b>Community</b>	Beach(es); Clubhouse; Outdoor Pool; Road Maintenance; Security; Security-24/7				
<b>Amenities:</b>	Gated; Tennis Court(s); Lake(s); Fitness Center; Playground				
<b>Seller Info:</b>	Seller Concessions: No; Value of Concessions: 0				
<b>Sold Terms:</b>	Cash				

Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Colleen A Weissman on Wednesday, August 11, 2021 11:34 AM.



Provided as a courtesy of

**Colleen A Weissman, CRS, CNE**

**Berkshire Hathaway Home Services Preferred Properties**

721 S State St

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Mobile - (570) 604-2335

[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514



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#### Address Information

**Short Address** 214 Leland Terrace  
**Street Name** Leland  
**City (Post Office)** East Stroudsburg  
**Zip Code** 18301  
**Geo Lon** -75.247959

**Street Number** 214  
**Street Suffix** Terrace  
**State/Province** PA  
**Geo Lat** 41.034817

#### Listing & Location Information

**County** Monroe  
**Listing Office Code** KLRW05  
**List Price** 189,000.00  
**Location/ Developmnt** Penn Estates  
**Deed Book/Page** 2411/8949  
**School District** Stroudsburg Area

**Municipality/ Twnshp** Stroud Township  
**Original List Price** 189,000.00  
**Will Lease** No  
**Tax ID Number** 17639201060169  
**General Zoning** Resi

#### Property Information

**Property Type** Residential  
**Book Section** Residential  
**Year Built** 2001  
**SqFt Above Grade Fin** 1,875.00  
**SqFt Below Grade Unf** 0.00  
**Total SqFt Finished** 1,875.00  
**Total Bed Rms** 3.00  
**Total All Baths** 2.00  
**Total Rms** 7.00  
**Frpl** Y  
**Gar** Y  
**Total Acres** 0.57

**Type of Ownership** Fee Simple w/HOA  
**Realtor.com Type** Residential - Single Family  
**Year Built Qualifier** Actual  
**SqFt Below Grade Fin** 0.00  
**SqFt Above Grade Unf** 0.00  
**Total SqFt.** 1,875.00  
**Total Full Baths** 2.00  
**Stories** 2.00  
**Bsmf** N  
**Fam Rm** Y  
**Gar #Cars** 2.00

#### Directions & Remarks

**Lot/Blk/Sec** Lot 248  
**Directions** Main Gate of Penn Estates to RIGHT on Sandlewood, LEFT on Leland & Home is in the Cul-de-sac

**Fore** N  
**Public Remarks** Very Well Maintained Contemporary Colonial Home Sitting in a Cul-De-Sac featuring 3 Beds, 2 Baths and Open Layout. Living Room with Cathedral Ceilings & Stone Fireplace that flows into the Dining Room that is Off the Kitchen w/Stainless Steel Appliances, Lots of Cabinet/Counter Space & Sliders to the Deck. 2 Beds & Full Bath on the Main Level with 2nd Floor Master Wing w/Large Loft, Vaulted Ceilings, Walk In Closet with Private Bath, Jetted Tub & Dual Vanity. Other Features Include 2 Car Garage, Forced Air Heat, Central AC and New Hot Water Heater. This is a Great Home Located just 10 Minutes to DWG & New Jersey!

#### Private Remarks

Roof shingles do need to be replaced, Owner is Selling the Roof in As-Is Condition. Refrigerator is Negotiable. IMPORTANT! ONLY Accepting Certified Checks for Escrow Deposits, Broker Requirements. Any offers submitted on a weekend will be presented on the next business day, all offers and questions are to be sent to [jessica@galliganrealttygroup.com](mailto:jessica@galliganrealttygroup.com)

#### Financial Information

<b>County Assessment</b>	137,720.00	<b>Cnty&amp;Muni Taxes</b>	823.05
<b>School Taxes</b>	3,520.12	<b>Total Taxes</b>	4,343.18
<b>Office Information</b>			
<b>Statistical DOM</b>	7	<b>List Number</b>	PM-78946
<b>Agent Days On Market</b>	7	<b>Cumulative DOM</b>	7
<b>Listing Member</b>	James Galligan <b>Mobile:</b> (570) 656-2235 <b>Fax:</b> (570) 421-3496 <b>jim@galliganreal:</b> jim@galliganrealtygroup.com -- License #: RS228072L	<b>Listing Office</b>	Keller Williams Real Estate - Stroudsburg <b>Office:</b> (570) 421-2890 <b>Fax:</b> (570) 421-3496 <b>Office Address:</b> 803 Main Street, Stroudsburg, PA 18360 -- License #: RO301988
<b>Selling Member</b>	Heidi N Maturana Benites <b>Mobile:</b> (305) 781-8804 <b>Mobile:</b> (305) 781-8804 <b>heidl:</b> heidi@weichertacclaim.com -- License #: RS338560	<b>Selling Office</b>	WEICHERT Realtors Acclaim - Tannersville <b>Office:</b> (570) 629-6100 <b>Fax #:</b> (570) 629-6101 <b>Office Address:</b> 2920 Route 611, Tannersville, PA 18372 <b>Office:</b> frontdesk@acclaimrealty.com -- License #: RB065120
<b>Listing Date</b>	07/07/2020	<b>Actual Closed Date</b>	10/22/2020
<b>Under Contract Date</b>	07/14/2020	<b>Contract Close Date</b>	10/01/2020
<b>Status</b>	Closed	<b>Status Change Date</b>	10/23/2020
<b>Sold Price</b>	196,000.00	<b>Short Sale Status</b>	Not Applicable
<b>Listing Type</b>	Exclusive Right To Sell	<b>MLS Service</b>	Full
<b>SA Comm</b>	0.00	<b>SA Comm Type</b>	%
<b>BA Comm</b>	3.00	<b>BA Comm Type</b>	%
<b>TA Comm</b>	0.00	<b>TA Comm Type</b>	%
<b>Com Pd Sellers Asst</b>	N	<b>Selling Bonus</b>	N
<b>Owner</b>	Ivelisse Santiago		

<b>Details</b>		<b>Rooms/Units</b>	<b>Dimensions</b>	<b>Level</b>	<b>Remarks</b>
<b>Lot</b>	Cleared; Cul-de-Sac; Wooded Lot	<b>Living Room</b>	21.50 x 15.90	First	Fireplace
<b>Description:</b>		<b>Dining Room</b>	11.20 x 11.20	First	Sliders to Deck
<b>Outside Features:</b>	Insulated Glass; Deck; Storm Door	<b>Kitchen</b>	11.20 x 10.60	First	
<b>Road:</b>	Paved; Private	<b>Bedroom 2</b>	11.70 x 15.00	First	
<b>Parking:</b>	Attached; Paved Driveway	<b>Bedroom 3</b>	15.90 x 10.00	First	
<b>Exterior:</b>	Vinyl Siding	<b>Bathroom</b>	10.10 x 4.11	First	
<b>Inside Features:</b>	Cable TV; Cathedral; Contemporary; Fireplace; Laundry 1st Level; Living Room Fireplace; Loft; P Bdrm w/Bath Suite; Walk in Closet; Whirlpool - Spa	<b>Primary Bedroom</b>	15.00 x 19.10	Second	
<b>Roof:</b>	Asphalt; Fiberglass; Other - See Remarks	<b>Primary Bathroom</b>	7.50 x 7.70	Second	
<b>Insulation:</b>	Insulated Window(s); Storm Door(s)	<b>Other</b>	21.50 x 15.20	Second	
<b>Foundation Type:</b>	Crawl Space				
<b>Floors:</b>	Vinyl; Wall to wall Carpet; Laminate				
<b>Fireplace Desc.:</b>	Living Room; Stone Faced				
<b>Eating Area:</b>	Dining Area; Formal Dining Room; Modern Kitchen				
<b>Beds Description:</b>	2+Bed1st; 1Bed2nd; PrimarySuite 2nd				
<b>Baths:</b>	1 Bath Lev 1; 1 Bath Lev 2; Modern				
<b>Water:</b>	Comm Central				
<b>Heating:</b>	Electric; Heat Pump				
<b>HW Hot Water:</b>	Electric				
<b>Cooling:</b>	Central AC				
<b>Waste:</b>	Public				
<b>Financing:</b>	Cash; Conventional; Federal Housing; Veterans				
<b>Possession:</b>	46-90 Days; Settlement				
<b>Showings:</b>	24 Hour Notice; Appointment Only; ShowingTime				
<b>Appliances:</b>	Clothes Washer; Dishwasher; Dryer; Elec Oven/Range; Microwave; Refrigerator; Smoke - Battery; Wash/Dry Hook Up; Other - See Remarks; Stainless Steel				
<b>Miscellaneous:</b>	Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 1,340; HOA Transfer Fee: Y; HOA Transfer Fee Amt: 1240; 1st Right of Refusal: Y; Zoning Code: R-1				
<b>Type:</b>	Detached				
<b>Style:</b>	Colonial; Contemporary				
<b>Unit Level:</b>	Ground Floor				
<b>Community Amenities:</b>	Beach(es); Outdoor Pool; Road Maintenance; Security; Security-24/7 Gated; Tennis Court(s); Lake(s); Lake Use Restriction; Nbr of Lakes: 3; Playground				
<b>Seller Info:</b>	Seller Concessions: No; Value of Concessions: 0				
<b>Sold Terms:</b>	Conventional				

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**Colleen A Weissman, CRS, CNE**

**Berkshire Hathaway Home Services Preferred Properties**

721 S State St

Clarks Summit, PA 18411

Office - (570) 604-2335

Mobile - (570) 604-2335

[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514



#### Address Information

<b>Short Address</b>	258 Spicebush Dr	<b>Street Number</b>	258
<b>Street Name</b>	Spicebush	<b>Street Suffix</b>	Dr
<b>City (Post Office)</b>	East Stroudsburg	<b>State/Province</b>	PA
<b>Zip Code</b>	18301	<b>Geo Lat</b>	41.043710
<b>Geo Lon</b>	-75.241651		

#### Listing & Location Information

<b>County</b>	Monroe	<b>Municipality/ Twnshp</b>	Stroud Township
<b>Listing Office Code</b>	PMRE	<b>Original List Price</b>	229,500.00
<b>List Price</b>	229,500.00	<b>Will Lease</b>	No
<b>Location/ Developmnt</b>	Penn Estates	<b>Tax ID Number</b>	17639201197543
<b>Deed Book/Page</b>	2288/284	<b>General Zoning</b>	Resi
<b>School District</b>	Stroudsburg Area		

#### Property Information

<b>Property Type</b>	Residential	<b>Type of Ownership</b>	Fee Simple w/HOA
<b>Book Section</b>	Residential	<b>Realtor.com Type</b>	Residential - Single Family
<b>Year Built</b>	1999	<b>Year Built Qualifier</b>	Estimated
<b>SqFt Above Grade Fin</b>	1,963.00	<b>SqFt Below Grade Fin</b>	0.00
<b>SqFt Below Grade Unf</b>	0.00	<b>SqFt Above Grade Unf</b>	0.00
<b>Total SqFt Finished</b>	1,963.00	<b>Total SqFt.</b>	1,963.00
<b>AreaSource</b>	Estimated	<b>Total Bed Rms</b>	4.00
<b>Total Full Baths</b>	2.00	<b>Total Half Baths</b>	1.00
<b>Total All Baths</b>	3.00	<b>Stories</b>	1.00
<b>Total Rms</b>	8.00	<b>Bsmt</b>	N
<b>Frpl</b>	Y	<b>Fam Rm</b>	N
<b>Gar</b>	Y	<b>Total Acres</b>	0.35

#### Directions & Remarks

<b>Lot/Blk/Sec</b>	Lot 76 Sec B 1	<b>Fore</b>	N
<b>Directions</b>	From Penn Estates Gate, 1st R on Greenbriar R on Pasquin, L on Spicebush. Home on L.	<b>Public Remarks</b>	Bright & Airy Colonial Home Located In Amenity Filled Penn Estates, Stroudsburg School District. Features 4 Bedrooms, 2.5 Baths, Tiled Baths. Large Living Room with Stove, Kitchen & Eat in Area with Sliders onto Back Yard with Lovely Patio Area. Mini Split System for Heating and AC and 2 Car Garage! Located Minutes Away from Shopping, Hospital, Schools & Highways!

#### Private Remarks

Measurements and square footage approximate. Please follow Covid-19 Safety Protocols. Appointment only. 4th Bedroom is Above Garage, access is through Master Bedroom. Sellers are Jerzy Wojciech Skiba & Ilona Warchol-Skiba

#### Financial Information

<b>County Assessment</b>	111,540.00	<b>Cnty&amp;Muni Taxes</b>	666.60
<b>School Taxes</b>	2,850.96	<b>Total Taxes</b>	3,517.56

#### Office Information

<b>Statistical DOM</b>	16	<b>List Number</b>	PM-86084
<b>Agent Days On Market</b>	16	<b>Cumulative DOM</b>	16

#### Listing Member

Sylvia Sacci  
**Office:** (570) 402-7767  
**Fax:** (877) 699-4993  
[sylvia.sacci@pmreinc.com](mailto:sylvia.sacci@pmreinc.com)  
[sylvia.sacci@pmreinc.com](mailto:sylvia.sacci@pmreinc.com)  
 - License #: RM423487

**Listing Office**  
 Pocono Mountains Real Estate, Inc - Brodheadsville  
**Office:** (570) 402-7767  
**Fax:** (877) 699-4993  
**Office Address:** 105 Karl Road PO Box 1611, Brodheadsville, PA 18322 USA - License #: RB067524



<b>Selling Member</b>	Linda J Miller <b>Mobile:</b> (570) 977-1985 <b>Mobile:</b> (570) 977-1985 <b>Office E-Mail:</b> lindasellspahomes@yahoo.com -- License #: RS309213	<b>Selling Office</b>	Keller Williams Real Estate - West End <b>Office:</b> (570) 992-1010 <b>Office Address:</b> 705 Glen Lane, Sciota, PA 18354 <b>Office E-Mail:</b> klrw519@kw.com -- License #: RO302109
<b>Listing Date</b>	03/30/2021	<b>Actual Closed Date</b>	05/28/2021
<b>Under Contract Date</b>	04/15/2021	<b>Contract Close Date</b>	05/28/2021
<b>Status</b>	Closed	<b>Status Change Date</b>	05/28/2021
<b>Sold Price</b>	240,000.00	<b>Short Sale Status</b>	Not Applicable
<b>Listing Type</b>	Exclusive Right To Sell	<b>MLS Service</b>	Full
<b>SA Comm</b>	0.00	<b>SA Comm Type</b>	%
<b>BA Comm</b>	2.75	<b>BA Comm Type</b>	%
<b>TA Comm</b>	0.00	<b>TA Comm Type</b>	%
<b>Com Pd Sellers Asst</b>	N	<b>Selling Bonus</b>	N
<b>Owner</b>	Jerzy Wojciech Skiba & Ilona W		

<b>Details</b>		<b>Rooms/Units</b>	<b>Dimensions</b>	<b>Level</b>
<b>Lot</b>	Flat; Inside; Wooded Lot	Living Room	13.60 x 23.70	Lower
<b>Description:</b>		Kitchen	20.00 x 8.30	Lower
<b>Outside</b>	Insulation Unknown; Deck; Storm Door	Dining Room	11.40 x 10.10	Lower
<b>Features:</b>		Bedroom 3	13.70 x 10.11	Upper
<b>Road:</b>	Paved; Private	Bedroom 2	13.60 x 12.20	Upper
<b>Parking:</b>	Attached; Paved Driveway	Bathroom	7.50 x 7.60	Upper
<b>Exterior:</b>	Vinyl Siding	Primary Bedroom	13.60 x 17.60	Upper
<b>Inside</b>	Cable TV; P Bdrm w/Full Bath; Recreation Room; Traditional	Primary Bathroom	8.20 x 5.60	Upper
<b>Features:</b>		Bedroom 4	17.90 x 14.10	Upper
<b>Roof:</b>	Asphalt; Fiberglass			
<b>Insulation:</b>	Unknown			
<b>Foundation</b>	Crawl Space			
<b>Type:</b>				
<b>Fndtn/Bsmt</b>	Stone Floor			
<b>Features:</b>				
<b>Floors:</b>	Hardwood; Tile; Laminate			
<b>Fireplace</b>	Free Stand Stove; Living Room			
<b>Desc.:</b>				
<b>Other Rooms:</b>	Other See Remarks			
<b>Eating Area:</b>	Eat-in Kitchen; Formal Dining Room			
<b>Beds</b>	2+Bed2nd; PrimarySuite 2nd			
<b>Description:</b>				
<b>Baths:</b>	1 Lav Lev L; 2 Bath Lev 1			
<b>Water:</b>	Public			
<b>Heating:</b>	Baseboard; Ductless; Electric			
<b>HW Hot Water:</b>	Electric			
<b>Cooling:</b>	Ductless			
<b>Waste:</b>	Public			
<b>Financing:</b>	Cash; Conventional; USDA; Federal Housing; Veterans			
<b>Possession:</b>	Negotiable; Settlement			
<b>Showings:</b>	Appointment Only; ShowingTime			
<b>Appliances:</b>	Clothes Washer; Dishwasher; Dryer; Elec Oven/Range; Microwave; Refrigerator; Wash/Dry Hook Up; Stainless Steel			
<b>Miscellaneous:</b>	Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 1,340; HOA Transfer Fee: Y; HOA Transfer Fee Amt: 1,240; 1st Right of Refusal: Y; Zoning Code: R-1- Residential			
<b>Type:</b>	Detached			
<b>Style:</b>	Colonial			
<b>Community</b>	Clubhouse; Outdoor Pool; Road Maintenance; Security-24/7 Gated; Tennis			
<b>Amenities:</b>	Court(s); Lake(s); Lake Use Restriction; Playground			
<b>Seller Info:</b>	Seller Concessions: No; Value of Concessions: 0			
<b>Sold Terms:</b>	Conventional			

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721 S State St  
Clarks Summit, PA 18411  
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Mobile - (570) 604-2335  
[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514



#### Address Information

<b>Short Address</b>	207 Park Ln	<b>Street Number</b>	207
<b>Street Name</b>	Park	<b>Street Suffix</b>	Ln
<b>City (Post Office)</b>	East Stroudsburg	<b>State/Province</b>	PA
<b>Zip Code</b>	18301	<b>Geo Lat</b>	41.055978
<b>Geo Lon</b>	-75.239394		

#### Listing & Location Information

<b>County</b>	Monroe	<b>Municipality/ Twnshp</b>	Pocono Township
<b>Listing Office Code</b>	KLRW06	<b>Original List Price</b>	275,000.00
<b>List Price</b>	275,000.00	<b>Will Lease</b>	No
<b>Location/ Developmnt</b>	Glenoak Forest	<b>Tax ID Number</b>	12639303232949
<b>Deed Book/Page</b>	1987/600	<b>General Zoning</b>	Resi
<b>School District</b>	Pocono Mountain		

#### Property Information

<b>Property Type</b>	Residential	<b>Type of Ownership</b>	Fee Simple w/HOA
<b>Book Section</b>	Residential	<b>Realtor.com Type</b>	Residential - Single Family
<b>Year Built</b>	1994	<b>Year Built Qualifier</b>	Actual
<b>SqFt Above Grade Fin</b>	1,920.00	<b>SqFt Below Grade Fin</b>	0.00
<b>SqFt Below Grade Unf</b>	0.00	<b>SqFt Above Grade Unf</b>	0.00
<b>Total SqFt Finished</b>	1,920.00	<b>Total SqFt.</b>	1,920.00
<b>AreaSource</b>	Public Records	<b>Total Bed Rms</b>	3.00
<b>Total Full Baths</b>	2.00	<b>Total Half Baths</b>	1.00
<b>Total All Baths</b>	3.00	<b>Stories</b>	2.00
<b>Total Rms</b>	8.00	<b>Bsmt</b>	N
<b>Frpl</b>	N	<b>Fam Rm</b>	Y
<b>Gar</b>	Y	<b>Gar #Cars</b>	4.00
<b>Total Acres</b>	1.03		

#### Directions & Remarks

<b>Fore</b>	N	<b>Directions</b>	Business 209 to Rimrock Rd which turns in to Bartonsville Ave, stay straight on Beehler Rd, right on Laurel Lake Rd, right on Cherry Lane, Rd, right on Bog Rd, right on Hallet Rd, left on Park Ln, house on left.
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#### Public Remarks

PAINT AND NEW FLOORING IS ALL THAT IS NEEDED in this 3 bedroom, 2.5 bathroom colonial. Built in 1994, kitchen and baths are original but in good condition. 2 car attached garage and 2 car detached garage. Nice 1 acre lot in mature neighborhood. Come see!

#### Private Remarks

Estate of Joseph & Linda Desanguine. Black on walls is from kerosene heater. Electric heat works fine. Buyer must provide Pre-Approval/Proof of Funds before showings. Please use ShowingTime Icon to schedule all showings. EMD must be a certified check per broker requirements.

#### Financial Information

<b>County Assessment</b>	156,380.00	<b>Cnty&amp;Muni Taxes</b>	842.47
<b>School Taxes</b>	3,112.74	<b>Total Taxes</b>	4,013.07

#### Office Information

<b>Statistical DOM</b>	6	<b>List Number</b>	PM-89519
<b>Agent Days On Market</b>	6	<b>Cumulative DOM</b>	6
<b>Listing Member</b>	Sandi Meisse	<b>Listing Office</b>	Keller Williams Real Estate - West End

**Other Phone:** (570) 402-8536  
**Main:** sandimeisse@kw.com  
**Cell Phone:** (570) 350-0310 -- License #: AB066132

#### Selling Member

Anthony F Famularo  
**Office:** (570) 629-6100

#### Selling Office

WEICHERT Realtors Acclaim - Tannersville

**Fax:** (570) 629-6101  
**Office E-Mail:**  
afamularo@weichertacclaim.com --  
License #: RS086721A

**Office:** (570) 629-6100  
**Fax #:** (570) 629-6101  
**Office Address:** 2920 Route 611,  
Tannersville, PA 18372  
**Office:**  
frontdesk@acclaimrealty.com --  
License #: RB065120

<b>Listing Date</b>	07/14/2021	<b>Under Contract Date</b>	07/20/2021
<b>Contract Close Date</b>	09/10/2021	<b>Status</b>	Pending
<b>Status Change Date</b>	07/20/2021	<b>Short Sale Status</b>	Not Applicable
<b>Listing Type</b>	Exclusive Right To Sell	<b>MLS Service</b>	Full
<b>Dual Variable Compensation</b>	N	<b>SA Comm</b>	0.00
<b>SA Comm Type</b>	%	<b>BA Comm</b>	3.00
<b>BA Comm Type</b>	%	<b>TA Comm</b>	0.00
<b>TA Comm Type</b>	%	<b>Com Pd Sellers Asst</b>	N
<b>Selling Bonus</b>	N	<b>Owner</b>	Estate of Desanguine

Details	Rooms/Units	Dimensions	Level	Remarks
<b>Lot</b> Sloped; Wooded Lot	Living Room	14.80 x 11.90	First	
<b>Description:</b>	Dining Room	12.50 x 11.90	First	
<b>Outside Features:</b> Deck; Porch - Screened; Utility Shed	Kitchen	21.70 x 11.90	First	
<b>Road:</b> Paved; Public	Family Room	17.20 x 11.90	First	
<b>Parking:</b> Attached; Detached; Off Street Parking; Paved Driveway	Bathroom 3	3.90 x 4.10	First	Half Bathroom
<b>Exterior:</b> Vinyl Siding	Other	9.90 x 5.11	First	Laundry/Utility Room
<b>Inside Features:</b> Attic Storage; Fam Room 1st Level; Laundry 1st Level; Utility-Mud Room; Walk in Closet	Primary Bedroom	16.20 x 14.80	Second	
<b>Roof:</b> Asphalt; Fiberglass	Primary Bathroom	8.00 x 4.10	Second	
<b>Insulation:</b> Unknown	Other	7.40 x 6.50	Second	Master Walk-In Closet
<b>Foundation Type:</b> Crawl Space	Bedroom 2	15.70 x 11.90	Second	
<b>Floors:</b> Linoleum; Vinyl; Wall to wall Carpet	Bedroom 3	15.70 x 11.90	Second	
<b>Eating Area:</b> Eat-in Kitchen; Formal Dining Room	Bathroom 2	8.00 x 4.10	Second	
<b>Beds Description:</b> Primary Suite 2nd				
<b>Baths:</b> 1 Lav Lev 1; 2 Bath Lev 2				
<b>Water:</b> Well				
<b>Heating:</b> Baseboard; Electric				
<b>HW Hot Water:</b> Electric				
<b>Cooling:</b> Ceiling Fan; Window Unit AC				
<b>Waste:</b> On-Site; Septic				
<b>Financing:</b> Cash; Conventional; Federal Housing; Veterans				
<b>Possession:</b> Negotiable				
<b>Showings:</b> Lock Box; Vacant; Showing Time				
<b>Appliances:</b> Clothes Washer; Dishwasher; Dryer; Elec Oven/Range; Microwave; Refrigerator; Wash/Dry Hook Up				
<b>Miscellaneous:</b> Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 100; HOA Transfer Fee: N; HOA Transfer Fee Amt: 0; 1st Right of Refusal: N; Zoning Code: R-1				
<b>Type:</b> Detached				
<b>Style:</b> Colonial				
<b>Community Amenities:</b> Lake(s)				

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Mobile - (570) 604-2335  
[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514



#### Address Information

<b>Short Address</b>	228 Glenoak Dr	<b>Street Number</b>	228
<b>Street Name</b>	Glenoak	<b>Street Suffix</b>	Dr
<b>City (Post Office)</b>	East Stroudsburg	<b>State/Province</b>	PA
<b>Zip Code</b>	18301	<b>Geo Lat</b>	41.057328
<b>Geo Lon</b>	-75.243308		

#### Listing & Location Information

<b>County</b>	Monroe	<b>Municipality/ Twnshp</b>	Pocono Township
<b>Listing Office Code</b>	ROPO	<b>Original List Price</b>	349,000.00
<b>List Price</b>	299,900.00	<b>Will Lease</b>	No
<b>Location/ Developmnt</b>	Glenoak Forest	<b>Tax ID Number</b>	12639303141446
<b>Deed Book/Page</b>	2374/232	<b>General Zoning</b>	Resi
<b>School District</b>	Pocono Mountain		

#### Property Information

<b>Property Type</b>	Residential	<b>Type of Ownership</b>	Fee Simple
<b>Book Section</b>	Residential	<b>Realtor.com Type</b>	Residential - Single Family
<b>Year Built</b>	2001	<b>Year Built Qualifier</b>	Actual
<b>SqFt Above Grade Fin</b>	1,948.00	<b>SqFt Below Grade Fin</b>	0.00
<b>SqFt Below Grade Unf</b>	0.00	<b>SqFt Above Grade Unf</b>	0.00
<b>Total SqFt Finished</b>	1,948.00	<b>Total SqFt.</b>	1,948.00
<b>AreaSource</b>	Estimated	<b>Total Bed Rms</b>	4.00
<b>Total Full Baths</b>	2.00	<b>Total Half Baths</b>	1.00
<b>Total All Baths</b>	3.00	<b>Stories</b>	2.00
<b>Total Rms</b>	8.00	<b>Bsmt</b>	N
<b>Frpl</b>	Y	<b>Fam Rm</b>	Y
<b>Gar</b>	Y	<b>Gar #Cars</b>	1.00
<b>Total Acres</b>	1.04		

#### Directions & Remarks

<b>Lot/Blk/Sec</b>	117	<b>Fore</b>	N
<b>Directions</b>	Cherry Lane to Right on Birchwood Road (old Birchwood resort no longer open) at end of road, turn right, then quick left on KELLER, bear right around curve, see on left side	<b>Private Remarks</b>	Submit offers to <a href="mailto:Svetlana@royalpoconorealty.com">Svetlana@royalpoconorealty.com</a> Text or call 570-260-2900 Washer and dryer, hot tub are not included in the sale. Brand new dishwasher with warranty and a smart refrigerator are included with the sale. The seller holds real estate license in PA

#### Financial Information

<b>County Assessment</b>	130,360.00	<b>Cnty&amp;Muni Taxes</b>	717.67
<b>School Taxes</b>	2,594.82	<b>Total Taxes</b>	3,312.49

#### Office Information

<b>Statistical DOM</b>	42	<b>List Number</b>	PM-88084
<b>Agent Days On Market</b>	49	<b>Cumulative DOM</b>	49
<b>Listing Member</b>	Svetlana Conques <b>Office:</b> (570) 260-2900 <b>Office E-Mail:</b> <a href="mailto:svetlana@royalpoconorealty.com">svetlana@royalpoconorealty.com</a> -- License #: RS352946	<b>Listing Office</b>	Royal Pocono Realty <b>Direct:</b> (570) 688-6722 <b>Office Address:</b> 212 N 9th St, Stroudsburg, PA 18360 USA -- License #: RB068560

#### Selling Member

<b>Selling Member</b>	Yahaira Morales <b>Mobile:</b> (570) 620-5457 <b>Mobile:</b> (570) 620-5457 <b>Fax:</b> (610) 395-3133 <b>Office E-Mail:</b> <a href="mailto:yahairamoralessrealtor@gmail.com">yahairamoralessrealtor@gmail.com</a> -- License #: RS334108	<b>Selling Office</b>	Bairo Real Estate - Bartonsville <b>Office:</b> (610) 395-3334 <b>Fax:</b> (610) 395-3133 <b>Office Address:</b> 3160 Rt 611, Bartonsville, PA 18321 <b>Office E-Mail:</b> <a href="mailto:realtort@hotmail.com">realtort@hotmail.com</a> -- License #: RO302202
<b>Listing Date</b>	05/31/2021	<b>Under Contract Date</b>	07/19/2021
<b>Contract Close Date</b>	09/03/2021	<b>Status</b>	Pending

<b>Status Change Date</b>	07/20/2021	<b>Short Sale Status</b>	Not Applicable
<b>Listing Type</b>	Exclusive Right To Sell	<b>MLS Service</b>	Full
<b>SA Comm</b>	3.00	<b>SA Comm Type</b>	%
<b>BA Comm</b>	3.00	<b>BA Comm Type</b>	%
<b>TA Comm</b>	0.00	<b>TA Comm Type</b>	%
<b>Com Pd Sellers Asst</b>	N	<b>Selling Bonus</b>	N
<b>Bonus Amount</b>	0.00	<b>Owner</b>	Svetlana Shvekh

Details	Rooms/Units	Dimensions	Level	Remarks
<b>Lot</b> Cleared	Family Room	x		
<b>Description:</b> Green House; Outside Fireplace; Deck; Patio; Pool - Above Ground; Sidewalk; Storage Building	Living Room	12.40 x 12.40	First	LR with a wood burning fireplace, walkout to deck
<b>Outside Features:</b> Paved; Public	Kitchen	14.40 x 13.10	First	Renovated kitchen w/ granite counter, large island
<b>Road:</b> Paved Driveway	Family Room	12.70 x 12.40	First	Large open family room
<b>Parking:</b> Vinyl Siding	Bonus Room	12.40 x 10.11	First	Dining room or an office w/door
<b>Exterior:</b> Attic Storage; Den - Office; Fam Room 1st Level; Fam Room Fireplace; Fireplace;	Bathroom	5.20 x 6.40	First	Half bathroom next to laundry area.
<b>Inside Features:</b> Kitchen Island; Laundry 1st Level; P Bdrm w/Bath Suite; Recreation Room; Sauna; Granite Counters	Other	19.90 x 13.30	First	Finished heated garage
<b>Roof:</b> Asphalt; Fiberglass	Bedroom 1	16.40 x 12.20	Second	Master bedroom with 2 closets
<b>Insulation:</b> Unknown	Primary Bathroom	8.20 x 4.80	Second	Master bathroom (small) shower+sink
<b>Foundation Type:</b> Crawl Space	Bathroom 3	7.70 x 4.80	Second	Full bathroom
<b>Fndtn/Bsmt Features:</b> Heated; Stone Floor; Vapor Barrier	Bedroom 2	10.80 x 11.10	Second	Bedroom with 2 closets
<b>Floors:</b> Tile; Wall to wall Carpet; Bamboo	Bedroom 3	11.10 x 10.80		Bedroom with 2 closets
<b>Fireplace:</b> Family Room; Stone Faced	Bedroom 4	12.40 x 10.70	Second	Bedroom with one closet
<b>Desc.:</b> Green House; Storage Attic; Workshop				
<b>Other Rooms:</b> Eat-in Kitchen; Formal Dining Room; Modern Kitchen				
<b>Eating Area:</b> 1Bed1st; 2+Bed2nd; PrimarySuite 2nd				
<b>Beds Description:</b> 1 Bath Lev 1; 1 Lav Lev 1; 2 Bath Lev 2				
<b>Baths:</b> Well				
<b>Water:</b> Forced Air; Heat Pump				
<b>Heating:</b> Electric				
<b>HW Hot Water:</b> Ceiling Fan; Central AC; Heat Pump				
<b>Cooling:</b> Septic				
<b>Waste:</b> Cash; Conventional; Veterans				
<b>Financing:</b> 34-45 Days				
<b>Possession:</b> ShowingTime				
<b>Showings:</b> Dishwasher; Microwave; Refrigerator; Self Cleaning Oven; Wash/Dry Hook Up; Stainless Steel				
<b>Appliances:</b> Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 100; HOA Transfer Fee: Y; HOA Transfer Fee Amt: 100; 1st Right of Refusal: N; Zoning Code: R1				
<b>Miscellaneous:</b> Detached				
<b>Type:</b> Colonial				
<b>Style:</b> Road Maintenance				
<b>Community Amenities:</b>				

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Provided as a courtesy of

**Colleen A Weissman, CRS, CNE**

**Berkshire Hathaway Home Services Preferred Properties**

721 S State St

Clarks Summit, PA 18411

Office - (570) 604-2335

Mobile - (570) 604-2335

[CCWREO@gmail.com](mailto:CCWREO@gmail.com)

License #: RS285514



#### Address Information

<b>Short Address</b>	133 Summerton Cir	<b>Street Number</b>	133
<b>Street Name</b>	Summerton	<b>Street Suffix</b>	Cir
<b>City (Post Office)</b>	East Stroudsburg	<b>State/Province</b>	PA
<b>Zip Code</b>	18301	<b>Geo Lat</b>	41.028047
<b>Geo Lon</b>	-75.237042		

#### Listing & Location Information

<b>County</b>	Monroe	<b>Municipality/ Twnshp</b>	Stroud Township
<b>Listing Office Code</b>	KLRW	<b>Original List Price</b>	225,000.00
<b>List Price</b>	225,000.00	<b>Will Lease</b>	No
<b>For Rent MLS #</b>	N/A	<b>Location/ Developmnt</b>	Penn Estates
<b>Tax ID Number</b>	17639203331885	<b>Deed Book/Page</b>	2056/1759
<b>General Zoning</b>	Resi	<b>School District</b>	Stroudsburg Area

#### Property Information

<b>Property Type</b>	Residential	<b>Type of Ownership</b>	Fee Simple w/HOA
<b>Book Section</b>	Residential	<b>Realtor.com Type</b>	Residential - Single Family
<b>Year Built</b>	1999	<b>Year Built Qualifier</b>	Actual
<b>SqFt Above Grade Fin</b>	1,987.00	<b>SqFt Below Grade Fin</b>	0.00
<b>SqFt Below Grade Unf</b>	0.00	<b>SqFt Above Grade Unf</b>	0.00
<b>Total SqFt Finished</b>	1,987.00	<b>Total SqFt</b>	1,987.00
<b>AreaSource</b>	Estimated	<b>Road Frontage</b>	87.00
<b>Total Bed Rms</b>	3.00	<b>Total Full Baths</b>	2.00
<b>Total Half Baths</b>	1.00	<b>Total All Baths</b>	3.00
<b>Stories</b>	2.00	<b>Total Rms</b>	11.00
<b>Bsmf</b>	N	<b>Frpl</b>	Y
<b>Fam Rm</b>	N	<b>Gar</b>	Y
<b>Gar #Cars</b>	2.00	<b>Total Acres</b>	0.57

#### Directions & Remarks

<b>Lot/Blk/Sec</b>	Lot 223 Sec C	<b>Fore</b>	N
<b>Directions</b>	Main gate of Penn Estates to left onto Kensington. Follow to Right onto Lakeside Drive. Then left onto Summerton Circle. Property on left.	<b>Private Remarks</b>	Property being sold as-is. Square footage is approximate. Leak in utility room has been rectified.

#### Financial Information

<b>County Assessment</b>	126,070.00	<b>Cnty&amp;Muni Taxes</b>	732.13
<b>School Taxes</b>	3,354.34	<b>Total Taxes</b>	4,107.78

#### Office Information

<b>Statistical DOM</b>	5	<b>List Number</b>	PM-89472
<b>Agent Days On Market</b>	5	<b>Cumulative DOM</b>	5
<b>Listing Member</b>	Alex V Camaerei	<b>Listing Office</b>	Keller Williams Real Estate - Stroudsburg

**Mobile:** (570) 350-2582

**Fax:** (570) 421-3496

**Office:** [acamaerei@kw.com](mailto:acamaerei@kw.com)

**Mobile:** (570) 350-2582 -- License #: AB068180

#### Selling Member

Alex V Camaerei

**Mobile:** (570) 350-2582

**Mobile:** (570) 350-2582

**Fax:** (570) 421-3496

**Office:** [acamaerei@kw.com](mailto:acamaerei@kw.com) --

License #: AB068180

#### Selling Office

Keller Williams Real Estate - Stroudsburg

**Office:** (570) 421-2890

**Fax:** (570) 421-3496

**Office Address:** 404 Park Avenue, Stroudsburg, PA 18360 USA

**Office E-Mail:** [klrw519@kw.com](mailto:klrw519@kw.com) --

License #: RB067009

#### Listing Date

07/08/2021

#### Under Contract Date

07/13/2021

<b>Contract Close Date</b>	01/08/2022	<b>Status</b>	Pending
<b>Status Change Date</b>	07/13/2021	<b>Short Sale Status</b>	Not Applicable
<b>Listing Type</b>	Exclusive Right To Sell	<b>MLS Service</b>	Full
<b>Dual Variable Compensation</b>	N	<b>SA Comm</b>	0.00
<b>SA Comm Type</b>	%	<b>BA Comm</b>	3.00
<b>BA Comm Type</b>	%	<b>TA Comm</b>	2.50
<b>TA Comm Type</b>	%	<b>Com Pd Sellers Asst</b>	N
<b>Selling Bonus</b>	N	<b>Owner</b>	Gloria King

Details	Rooms/Units	Dimensions	Level	Remarks
<b>Lot</b> Other - See Remarks	Kitchen	13.80 x 19.40	First	eat in kitchen
<b>Description:</b>	Dining Room	12.00 x 11.00	First	
<b>Outside Features:</b> Deck; Porch	Living Room	19.10 x 14.00	First	fireplace
<b>Road:</b> Paved; Private	Bathroom	7.00 x 4.90	First	half bath
<b>Parking:</b> Attached; Off Street Parking; Paved Driveway	Other	6.00 x 4.90	First	Laundry Room
<b>Exterior:</b> Vinyl Siding	Primary Bedroom	13.50 x 15.30	Second	walk in closet
<b>Inside Features:</b> Center Hall Foyer; Fireplace; Living Room Fireplac; P Bdrm w/Bath Suite; Traditional; Walk in Closet; Whirlpool - Spa; Jack and Jill Bath	Primary Bathroom	8.20 x 8.00	Second	double sink/jacuzzi
<b>Roof:</b> Asphalt; Fiberglass	Bedroom 2	11.80 x 9.80	Second	
<b>Insulation:</b> Unknown	Bathroom 3	10.00 x 4.11	Second	Jack & Jill
<b>Foundation Type:</b> Crawl Space	Bedroom 3	15.30 x 10.11	Second	
<b>Floors:</b> Vinyl; Wall to wall Carpet	Other	9.40 x 5.11	First	utility room
<b>Fireplace Desc.:</b> Brick Faced; Gas				
<b>Other Rooms:</b> Other See Remarks				
<b>Eating Area:</b> Dining Area; Eat-in Kitchen; Other - See Remarks				
<b>Beds Description:</b> 2+Bed2nd				
<b>Baths:</b> 1 Lav Lev 1; 2 Bath Lev 2				
<b>Water:</b> Comm Central				
<b>Heating:</b> Baseboard; Hot Water; Oil				
<b>HW Hot Water:</b> Oil				
<b>Cooling:</b> None				
<b>Waste:</b> Comm Central				
<b>Financing:</b> Cash; Conventional				
<b>Possession:</b> Immediate				
<b>Showings:</b> ShowingTime				
<b>Appliances:</b> Clothes Washer; Dryer; Elec Oven/Range; Refrigerator; Wash/Dry Hook Up				
<b>Miscellaneous:</b> Amperage: 200; Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 1,350; HOA Transfer Fee: Y; HOA Transfer Fee Amt: 1350; 1st Right of Refusal: N; Zoning Code: R-1				
<b>Type:</b> Detached				
<b>Style:</b> Colonial; Traditional				
<b>Community Amenities:</b> Clubhouse; Outdoor Pool; Road Maintenance; Security; Security-24/7 Gated; Tennis Court(s); Lake(s); Fitness Center; Playground				

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